



PIN: 081-086-12
ZONING: MUDD-(CD)
USE: MULTI-FAMILY

PIN: 081-116-64
ZONING: MUDD-(CD)
USE: TOWNHOMES

PIN: 080-152-04
ZONING: MUDD-0
USE: MINI WAREHOUSE

PIN: 080-152-03
ZONING: R22-MF
USE: COMMUNICATION

PIN: 080-152-0
ZONING: R22-M
USE: VACANT

PIN: 080-152-
ZONING: R22-M
USE: VACANT

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.

DEVELOPMENT STANDARDS
Petitioner: WP East Acquisitions LLC
Rezoning Petition No. 2021-xxx
 10/28/2021

Site Development Data:

- **Acreage:** # 3.1 acres
- **Tax Parcels:** 080-151-42 and 080-151-37
- **Existing Zoning:** B-2
- **Proposed Zoning:** MUDD(CD)
- **Existing Uses:** Institutional, Business/Storage
- **Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezone Plan.
- **Maximum Development:** Up to 330 multi-family residential units
- **Maximum Building Height:** 65 feet
- **Parking:** As required by the Ordinance for the MUDD zoning district.

I. General Provisions:

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by WP East Acquisitions LLC ("Petitioner") to accommodate development of a multi-family residential community on an approximately 31-acre site located at the intersection of 10th Street and Seigle Avenue, more particularly described as Mecklenburg County Tax Parcel Numbers 080-151-72 and 080-151-37 (the "Site").
- b. **Intent.** This Rezoning is intended accommodate development on the Site of a pedestrian friendly multi-family residential community.
- c. **Zoning District/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

II. Permitted Uses

Subject to the Maximum Development provisions set forth under Section III below, the Site may be devoted to any uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

III. Maximum Development

The principal building(s) constructed may be developed with up to three hundred thirty (330) multi-family residential units along with any accessory uses allowed in the MUDD zoning district.

IV. Transportation

- a. Vehicular access will be as generally depicted on the Rezoning Plan from Seigle Avenue. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
 - b. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.
 - c. Unless otherwise stated herein, all transportation improvements shall be approved and constructed prior to the issuance of the Site's first building certificate of occupancy.
- V. Design Guidelines:**
- a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.F.S., cementitious siding (such as hard-plank), or wood composite material. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
 - b. Building length shall not exceed 430 feet along public street frontages.
 - c. Buildings shall be a minimum of twenty-four (24) feet and a maximum of sixty-five (65) feet.
 - d. Blank wall areas (both horizontal and vertical) shall be a maximum of twenty (20) feet along public street frontages.
 - e. All ground floor entrances shall include direct pedestrian connections between street facing doors and adjacent sidewalks.
 - f. Arcades, galleries, colonnades, outdoor plazas, outdoor dining areas, or similar pedestrian-oriented ground floor designs may be incorporated into facade walls and ground floor features that are in line with the building facade above the ground floor area are considered to meet any required building-to-plantation percentage.
 - g. All dumpster enclosure areas shall be internal to the building/parking deck or screened from network required public or private streets with materials complementary to the principal structure.
 - h. Upper stories of the building(s) may encroach into the sight triangle as permitted under Chapter 12 of the Ordinance.

VI. Landscaping and Buffering

If active outdoor uses are provided adjacent to the southeastern property line, a 10' wide landscape area planted to Class C Buffer standards will be provided along a portion of the property line to screen the active outdoor areas located against the single-family use parcels. Utilities, easements and required exit pathways will be permitted to be located in the landscape area.

VII. Environmental Features

- a. The Petitioner shall comply with the Post Construction Stormwater Ordinance
- b. The Petitioner shall comply with the Tree Ordinance.

VIII. Lighting

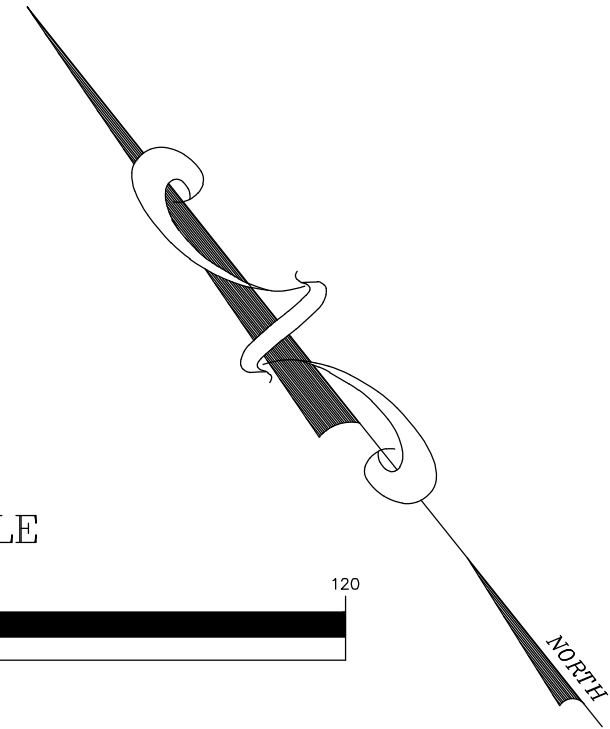
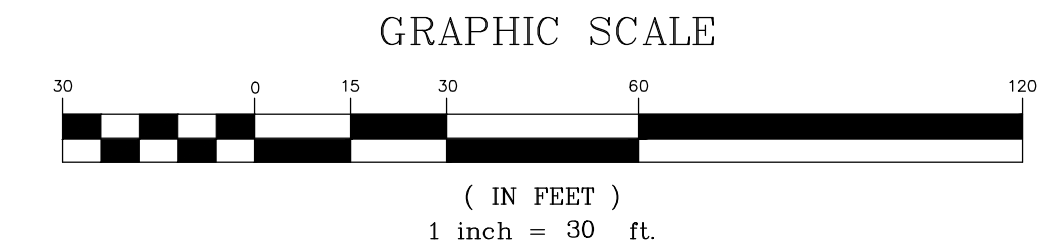
All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed on buildings, along the driveways, sidewalks, and parking areas. However, upward facing accent/architectural lighting shall be permitted.

IX. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

X. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

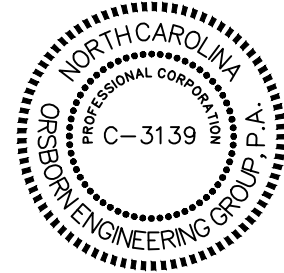


REZONING PETITION #2021-000

FOR
600 SEIGLE AVE.

WP EAST
ACQUISITIONS, LLC.

3715 NORTHSIDE PKW, STE 4-600
ATLANTA, GA 30327

[illegible]

JOB #	21062
DATE:	10/28/21
SCALE:	1" = 30'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

